

TOWN OF DAVIE TOWN COUNCIL AGENDA REPORT

TO: Mayor and Councilmembers

FROM/PHONE: Mark A. Kutney, AICP, Development Services Director/(954) 797-1101

PREPARED BY: David M. Abramson, Acting Deputy Planning and Zoning Manager

SUBJECT: Quasi Judicial Hearing, Vacation Application: VA 7-2-06/06-93/Great Florida Bank Center/Generally located between University Drive and Southwest 78th Avenue, south of proposed Southwest 48th Street.

AFFECTED DISTRICT: District 2

ITEM REQUEST: **Schedule for Council Meeting**

TITLE OF AGENDA ITEM: AN ORDINANCE OF THE TOWN OF DAVIE, FLORIDA, APPROVING VACATION APPLICATION VA 7-2-06 "GREAT FLORIDA BANK CENTER" VACATING A PORTION OF RIGHT-OF-WAY (O.R.B. 3326, PG 750, B.C.R.) LYING IN TRACT 2, EVERGLADES SUGAR AND LAND COMPANY SUBDIVISION, AS RECORDED IN PLAT BOOK 3, PAGE 67 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

REPORT IN BRIEF: The petitioner (Linda Strutt Consulting, Inc.) proposes to vacate the southernmost 128 feet of Southwest 78th Avenue (50' right-of-way) in accordance with Site Plan (SP 7-4-06) "Great Florida Bank Center." The public right-of-way is located south of Southwest 48th Street, and extends approximately 128' from the northern boundary line of the proposed "Great Florida Bank Center," and totaling +/- 6,400 sq. ft. This public right-of-way was dedicated and recorded in O.R.B. 3326, Page 750 of the public records of Broward County, Florida.

The Town of Davie has no roadway construction plans for this specified portion of right-of-way (Southwest 78th Avenue). This portion of right-of-way presently serves as access for the eastern parcel of "Great Florida Bank Center," which is proposed to be used as drainage, and terminates at "Poinciana Southwood," a residential development. "Poinciana Southwood" was designed with no access to the fifty (50) foot right-of-way of Southwest 78th Avenue. It should be noted that the Development Review Committee (DRC) members had no objections to this vacation request and the property.

PREVIOUS ACTIONS: n/a

CONCURRENCES: At the June 13, 2007 Planning and Zoning Board Meeting, Vice-Chair Stevens made a motion, seconded by Ms. Turin, to approve. (**Motion carried 4-0, Mr. Pignato was absent**)

FISCAL IMPACT: not applicable

Has request been budgeted? n/a

RECOMMENDATION(S):

Staff finds the application complete and suitable for transmittal to the Planning and Zoning Board and Town Council for further consideration subject to the following condition:

1. Contingent upon approval of the following development applications:
 - a. Rezoning Application (ZB 7-3-06), *Great Florida Bank Center*
 - b. Site Plan Application (SP 7-4-06), *Great Florida Bank Center*
 - c. Variance Application (V 11-1-06), *Great Florida Bank Center*
 - d. Flex Application (FX 7-1-06), *Great Florida Bank Center*
 - e. Plat Application (7-1-06), *Great Florida Bank Center*

Attachment(s): Ordinance, Planning Report

ORDINANCE NO. _____

AN ORDINANCE OF THE TOWN OF DAVIE, FLORIDA, APPROVING VACATION APPLICATION VA 7-2-06 "GREAT FLORIDA BANK CENTER" VACATING A PORTION OF RIGHT-OF-WAY (O.R.B. 3326, PG 750, B.C.R.) LYING IN TRACT 2, EVERGLADES SUGAR AND LAND COMPANY SUBDIVISION, AS RECORDED IN PLAT BOOK 3, PAGE 67 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the petitioner proposes to vacate the southernmost 128 feet of Southwest 78th Avenue (50' right-of-way); and,

WHEREAS, the proposed Vacation Application for the "Great Florida Bank Center" was considered by the Town of Davie Planning and Zoning Board on June 13, 2007;

WHEREAS, vacation of this right-of-way will not adversely affect access to adjoining properties and will not be in conflict with the public interest; and,

WHEREAS, the Town Council of the Town of Davie authorized the publication of a notice of a public hearing as required by law, and a public hearing was held on the date of the adoption of this ordinance; and,

NOW, THEREFORE, BE IT ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF DAVIE FLORIDA:

SECTION 1. That the right-of-way herein after described be vacated:

- a. The subject property is described in Exhibit "A", which is attached hereto and made a part hereof;

SECTION 2. All Ordinances or parts of Ordinances in conflict herewith are to the extent of such conflict hereby repealed.

SECTION 3. If any section, subsection, sentence, clause, phrase, or portion of this Ordinance is, for any reason, held invalid or unconstitutional by any Court of competent jurisdiction, such portion shall be deemed a separate, distinct, and independent provision and such holding shall not affect the validity of the remaining portion of this Ordinance.

SECTION 4. This Ordinance shall take effect immediately upon its passage and adoption.

PASSED ON FIRST READING THIS _____ DAY OF _____, 2007.

PASSED ON SECOND READING THIS _____ DAY OF _____, 2007.

MAYOR/COUNCILMEMBER

ATTEST:

TOWN CLERK

APPROVED THIS _____ DAY OF _____, 2007.

Exhibit “A”

Application: VA 7-2-06/06-93/Great Florida Bank Center

Original Report Date: 6/4/07

Revision(s): 7/2/07

TOWN OF DAVIE
Development Services Department
Planning & Zoning Division
Staff Report and Recommendation

Applicant Information

Owner:

Name: Frank Amedia, Pelican Shops at Davie
Address: 7600 Red Road, Suite 300
City: Miami, Florida 33143
Phone: (786) 268-1349

Petitioner:

Name: Linda Strutt
Linda Strutt Consulting, Inc.
Address: 227 Goolsby Boulevard
City: Deerfield, Florida 33442
Phone: (954) 426-4305

Background Information

Date of Notification: June 6, 2007
Notifications: 183

Number of

Application Request: The petitioner requests to vacate the southernmost 128 feet of Southwest 78th Avenue (50' right-of-way)

Address: 4700-4900 Southwest 78th Avenue

Location: Generally located between University Drive and Southwest 78th Avenue, south of proposed Southwest 48th Street

Future Land

Use Plan Map: Residential 10 DU/Acre

Existing Zoning(s): A-1, Agricultural District/B-2, Community Business District

Proposed Zoning(s): A-1, Agricultural District/B-2, Community Business District

Existing Use(s): Vacant (abandon nursery)

Parcel Size: 4.06 net acres (177,760 sq. ft.)

Proposed Use(s): Two-story mixed-use development

Surrounding Use(s):

North: Baers
South: Poinciana Southwood
DU/Acre
East: Vacant
DU/Acre
West: The Atrium Center

Surrounding Land
Use Plan Map

Designation(s):

Commercial
Residential 10
Residential 1
Residential 10
DU/Acre
Commercial

Surrounding Zoning(s):

North: A-1, Agricultural District/Griffin Corridor District (University Drive Node)

South: RM-10, Medium Dwelling District/RC-8, Residential Cluster

East: A-1, Agricultural District

West: B-3, Planned Business Center

Zoning History

Related zoning history:

Records indicate that the existing Future Land Use Plan Map designation and Zoning classification were in place at the time of annexation.

Previous requests on same property: n/a

Concurrent Request(s) on same property:

Rezoning Application (ZB 7-3-06), the petitioner requests approval to rezone the proposed commercial portion of the “Great Florida Bank Center” project from A-1, Agricultural District to B-2, Community Business District.

Site Plan Application (SP 7-4-06), the petitioner requests approval site plan approval for a mixed-use project consisting of a two-story retail/office building

Plat Application (P 7-1-06), the petitioner requests approval of the proposed boundary plat known as “Great Florida Bank Center” plat.

Flex Application (FX 7-1-06), the petitioner requests approval to add commercial flex to the proposed “Great Florida Bank Center” project.

Variance Application (11-1-06), the petitioner requests approval to reduce the required thirty (30) foot wide landscape buffer along the eastern property line, parallel to University to ten (10) feet wide.

Applicable Codes and Ordinances

The effective Code of Ordinances governing this project is the Town of Davie Land Development Code.

Land Development Code (Section 12-24 (J)(5)), the B-2, Community Business District is intended to implement the commercial designation of the Town of Davie Comprehensive Plan by providing for a business area to service the shopping and limited service needs of several neighborhoods or the local community. Retail stores are intended to include convenience, fashion and durable goods.

Land Development Code (Section 12-310), review for vacations or abandonment’s of Right-of-Way.

Comprehensive Plan Considerations

Planning Area:

The subject property falls within Planning Area 10. This Planning Area is generally located north of Stirling Road, south of Griffin Road, east of Pine Island Road, and west of SW 76 Avenue. Pine Island Road, a major north/south arterial, on the western limits of this planning area provides through access from Griffin Road to Stirling Road. Commercial development of retail centers and office buildings line the University Drive corridor. The east side of this corridor is predominantly small-scale commercial development, with multi-family residential development (one existing, one proposed) and plant

nurseries on the northern half of the corridor, and commerce park development and cattle grazing on commerce park-zoned lands on the southern half. Commercial development also exists along Griffin Road within this planning area. Several small-scale single-family residential communities, two trailer parks totaling approximately 30 acres in area, and an 8-acre industrial park are located within this planning area, together with six parcels zoned for community facilities uses. These include, but are not limited to, a regional library, multiple church uses varying scales, a Girl Scout campground facility, and a private school.

Broward County Land Use Plan:

The subject site falls within Flexibility Zone 102.

Applicable Goals, Objectives & Policies:

Future Land Use Plan, Policy Group 9: Industrial and Employment Center Use, Policy 9-2: The Town shall endeavor to expand its economic base through expansion of the industrial and manufacturing sectors of its economy.

Future Land Use Element, Policy 17-1: Lands designated for non-residential use shall be located in a manner, which facilitates development, but does not adversely impact existing and designated residential areas.

Future Land Use Plan, Policy 17-3: Each development proposal shall be reviewed with respect to its compatibility with adjacent existing and planned uses.

Application Details

The petitioner (Linda Strutt Consulting, Inc.) proposes to vacate the southernmost 128 feet of Southwest 78th Avenue (50' right-of-way) in accordance with Site Plan (SP 7-4-06) "Great Florida Bank Center." The public right-of-way is located south of Southwest 48th Street, and extends approximately 128' from the northern boundary line of the proposed "Great Florida Bank Center," and totaling +/- 6,400 sq. ft (see attached Sketch and Description). This public right-of-way was dedicated and recorded in O.R.B. 3326, Page 750 of the public records of Broward County, Florida.

Staff Analysis

The Town of Davie has no roadway construction plans for this specified portion of right-of-way (Southwest 78th Avenue). This portion of right-of-way presently serves as access for the eastern parcel of "Great Florida Bank Center," which is proposed to be used as drainage, and terminates at "Poinciana Southwood," a residential development. "Poinciana Southwood" was designed with no access to the fifty (50) foot right-of-way of Southwest 78th Avenue. It should be noted that the Development Review Committee (DRC) members had no objections to this vacation request and the property.

The following information is staff's analysis based on the criteria established in the Town of Davie's, Land Development Code, Section 12-310(A)(1) for vacation applications:

- (a) It will not adversely affect access to neighboring properties.

This vacation of the right-of-way will not adversely impact access to the neighboring properties. Neighboring properties to the east and west have filed for this vacation request and is consistent with the proposed development of "Great Florida Bank Center," and to the south is an existing residential development that has not been designed with access to Southwest 78th Avenue.

- (b) It will not be in conflict with the public interest.

This vacation of the right-of-way will not be in conflict with the public interest. The public will be able to access this parcel through the proposed development of "Great Florida Bank Center."

Staff Recommendation

Staff finds the application complete and suitable for transmittal to the Planning and Zoning Board and Town Council for further consideration subject to the following condition:

1. Contingent upon approval of the following development applications:
 - a. Rezoning Application (ZB 7-3-06), *Great Florida Bank Center*
 - b. Site Plan Application (SP 7-4-06), *Great Florida Bank Center*
 - c. Variance Application (V 11-1-06), *Great Florida Bank Center*
 - d. Flex Application (FX 7-1-06), *Great Florida Bank Center*
 - e. Plat Application (7-1-06), *Great Florida Bank Center*
-

Planning and Zoning Board Recommendation

At the June 13, 2007 Planning and Zoning Board Meeting, Vice-Chair Stevens made a motion, seconded by Ms. Turin, to approve. (**Motion carried 4-0, Mr. Pignato was absent**)

Town Council Action

Exhibits

1. Justification Letter
 2. Sketch and Description of Public Right-of-Way to be vacated
 3. 1,000' Mailout Radius Map
 4. Property Owners within 1,000' of the Subject Site
 5. Future Land Use Plan Map
 6. Aerial, Zoning, and Subject Site Map
-

Prepared by: _____

Reviewed by: _____

File Location: P&Z\Development Applications\Applications\VA_Vacation\VA_06\VA 7-2-06 Great Florida Bank Center

Exhibit 1 (*Justification Letter*)

**GREAT FLORIDA BANK CENTER
REQUEST FOR RIGHT-OF-WAY VACATION
SOUTHERN TERMINUS OF SW 78th AVENUE**

JUSTIFICATION

Project Description:

The applicant has assembled approximately 4.7 gross acres of land located on the east side of University Drive south of the Griffin Corridor. The project site abuts the entire western length of SW 78th Avenue south of the canal. The applicant also owns a lot on the east side of SW 78th Avenue at its southern terminus.

The applicant is proposing to construct a mixed-use commercial/retail-office project on the site, oriented toward University Drive. A rezoning application and request to apply commercial flex acreage as well as a plat and a site plan application are being submitted concurrently with this right-of-way vacation request.

Reason for the Request:

The applicant is seeking to vacate the southernmost 128 feet of SW 78th Avenue which separates the eastern parcel from the remainder of the property (see attached legal sketch). Currently the SW 78th Avenue pavement extends to the driveway serving this eastern parcel and the right-of-way terminates at the southern boundary of the applicant's site. Since the property to the south is developed without access to SW 78th Avenue, the subject portion of the SW 78th Avenue right-of-way is no longer needed. The proposed vacation will result in essentially the same condition that currently exists with SW 78th Avenue extending to the southernmost parcel served by the local road.

The proposed site plan utilizes the vacated right-of-way for parking, dry retention and landscaping to buffer the adjacent residential property. By incorporating this right-of-way, the applicant is able to provide a unified site plan and more cohesive design for the project.

Exhibit 2 (*Sketch and Description of Public Right-of-Way to be Vacated*)



Patriot Surveying and Mapping, Inc.

3748 NW 124th Avenue Coral Springs, Florida 33065

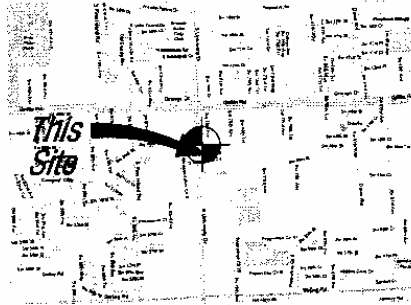
Phone: (954) 509-0083

Fax: (954) 301-2623

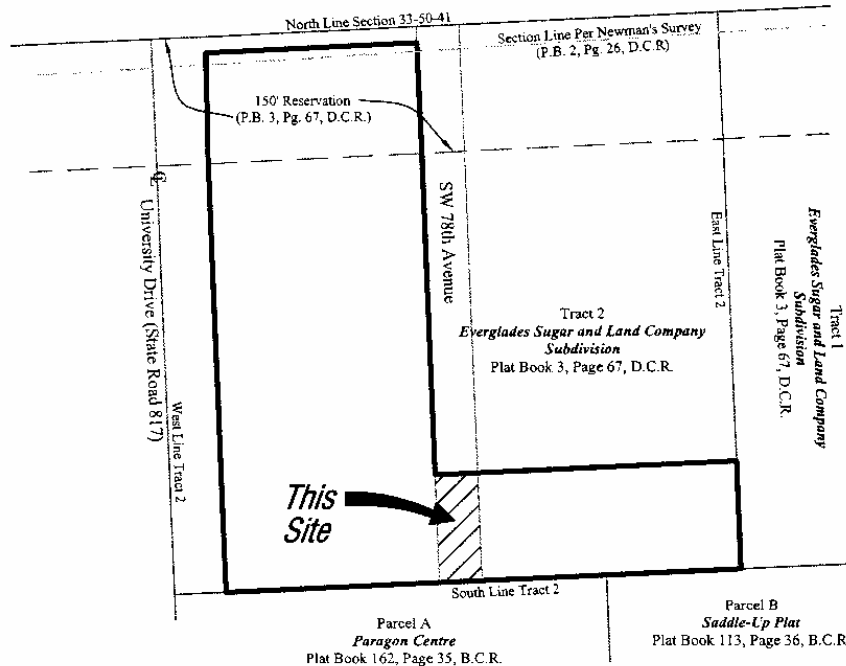
LB # 7303

- Sketch and Description - Roadway Vacation

Sheet 1 of 3



Location Map
(Not to Scale)



Dennis J. Gabriele

7-17-06

Dennis J. Gabriele
Professional Surveyor and Mapper No. LS5709
State of Florida

Not Valid without the signature
and original raised seal of a Florida
licensed Surveyor and Mapper

Updates and Revisions		Date	By	QC	NOTE: The undersigned and PATRIOT SURVEYING AND MAPPING, INC. make no representations or guarantees as to the completeness of the information reflected hereon pertaining to easements, right-of-way, set-back lines, reservations, agreements or other matters of record. This instrument is intended to reflect or set forth only those items shown in the references above. PATRIOT SURVEYING AND MAPPING, INC. did not research the public records for matters affecting the lands shown. This instrument is the property of PATRIOT SURVEYING AND MAPPING, INC. and shall not be reproduced in whole or in part without written permission of PATRIOT SURVEYING AND MAPPING, INC.		
Job No. 0511-010		Drawn By: DN		QA / QC: DG	FB.	PG.	Scale: NTS



Patriot Surveying and Mapping, Inc.

3748 NW 124th Avenue Coral Springs, Florida 33065

Phone: (954) 509-0083

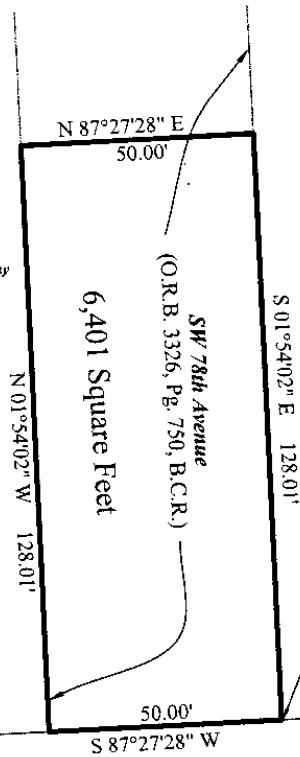
Fax: (954) 301-2623

LB # 7303

- Sketch and Description -

Sheet 2 of 3

Tract 2
Everglades Sugar and Land Company
Subdivision
Plat Book 3, Page 67, D.C.R.



Tract 2
Everglades Sugar and Land Company
Subdivision
Plat Book 3, Page 67, D.C.R.

Parcel A
Paragon Centre
Plat Book 162, Page 35, B.C.R.

P.O.C.
Southeast Corner Tract 2
(P.B. 3, Pg. 67, D.C.R.)

Survey Notes

1. Bearing Reference: The Bearings shown hereon are referenced to the *Stoner/Keith Resurvey No. III*, Miscellaneous Plat Book 5, Page 9, Broward County Records.
2. P.B. denotes Plat Book
3. Pg. denotes Page
4. B.C.R. denotes Broward County Records
5. D.C.R. denotes Miami-Dade County Records
6. O.R.B. denotes Official Records Book
7. This is not a survey, but only a graphic depiction shown hereon. No boundary corners were set in the field related to this sketch.
8. P.O.C. denotes point of commencement
9. P.O.B. denotes point of beginning

Job No. 0511-010

Drawn By: DN

QA / QC: DG

FB.

PG.

Scale: NTS



Patriot Surveying and Mapping, Inc.

3748 NW 124th Avenue Coral Springs, Florida 33065

Phone: (954) 509-0083

Fax: (954) 301-2623

LB # 7303

Sheet 3 of 3

- Legal Description -

A portion of SW 78th Avenue (O.R.B. 3326, Pg. 750, B.C.R.) lying in Tract 2, *Everglades Sugar and Land Company Subdivision*, according to the plat thereof, as recorded in Plat Book 3, Page 67, of the Public Records of Miami-Dade County, Florida, being more particularly described as follows:

Commence at the Southeast corner of said Tract 2, said point also being a point on the North line of Parcel A, *Paragon Centre*, as recorded in Plat Book 162, page 35, of the Public Records of Broward County, Florida;

Thence, South 87°27'28" West, along the South line of Tract 2, a distance of 300.02 feet to a point on the East right-of-way line of SW 78th Avenue, and the **Point of Beginning**;

Thence, continue South 87°27'28" West, along the South line of Tract 2, a distance of 50.00 feet to a point on the West right-of-way line of SW 78th Avenue;

Thence, North 01°54'02" West, along the West line of SW 78th Avenue, a distance of 128.01 feet;

Thence, North 87°27'28" East, a distance of 50.00 feet to a point on the East line of SW 78th Avenue;

Thence, South 01°54'02" East, along the East line of SW 78th Avenue, a distance of 128.01 feet to the **Point of Beginning**.

Said lands lying and being in the Town of Davie, Broward County, Florida, and containing 6,401 square feet (0.147 acres) more or less.

Exhibit 3 (1,000' Mailout Radius Map)

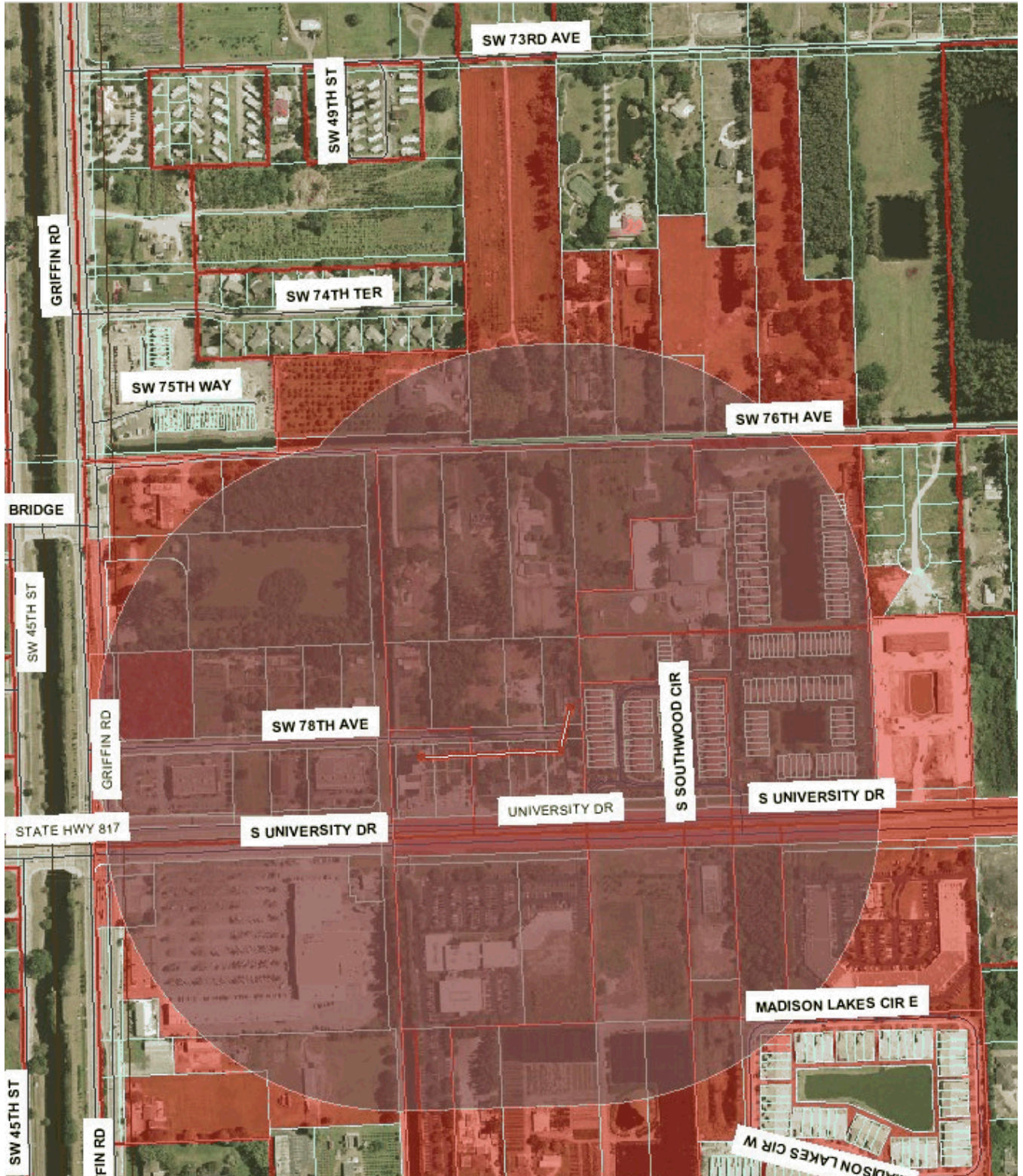


Exhibit 4 (*Property Owners within 1,000' of the Subject Site*)

SP7-4-06, P7-1-06, ZB7-3-06, FX7-1-06
ACEVEDO, ANGEL
ACEVEDO, IRIS H
7890 S SOUTHWOOD CIR
DAVIE FL 33328

SP7-4-06, P7-1-06, ZB7-3-06, FX7-1-06
ALAMO PETROLEUM
CONTRACTORS INC
4620 SW 76TH AVE
DAVIE FL 33328-3802

SP7-4-06, P7-1-06, ZB7-3-06, FX7-1-06
ALTMAN, STEVEN
5038 S UNIVERSITY DR
DAVIE FL 33328

SP7-4-06, P7-1-06, ZB7-3-06, FX7-1-06
ANCONETANI, GRISSELD A
ANCONETANI, LAURA G
5094 S UNIVERSITY DR
DAVIE FL 33328-4511

SP7-4-06, P7-1-06, ZB7-3-06, FX7-1-06
ATRIUM CENTRE LLC
5301 N FEDERAL HWY STE 190
BOCA RATON FL 33487

SP7-4-06, P7-1-06, ZB7-3-06, FX7-1-06
BAERS FURNITURE CO INC
1589 NW 12TH AVE
POMPANO BEACH FL 33069-1730

SP7-4-06, P7-1-06, ZB7-3-06, FX7-1-06
BANOUB, KAMAL N
BANOUB, TAMER K
14354 STAMFORD CIR
ORLANDO FL 32826

SP7-4-06, P7-1-06, ZB7-3-06, FX7-1-06
BECRAFT, BRENT E
7782 N SOUTHWOOD CIR
DAVIE FL 33328

SP7-4-06, P7-1-06, ZB7-3-06, FX7-1-06
BIRNBAUM, MARIE A
294 BLACKHEATH ROAD
LONG BEACH NY 11561

SP7-4-06, P7-1-06, ZB7-3-06, FX7-1-06
BOISVERT, COLETTE E
5032 S UNIVERSITY DR
DAVIE FL 33328-4509

SP7-4-06, P7-1-06, ZB7-3-06, FX7-1-06
ADAMS, BETH A
5166 S UNIVERSITY DR
DAVIE FL 33328-4513

SP7-4-06, P7-1-06, ZB7-3-06, FX7-1-06
ALBERTI, STEPHEN PATRICK
5154 S UNIVERSITY DR
DAVIE FL 33328-4513

SP7-4-06, P7-1-06, ZB7-3-06, FX7-1-06
ALVARADO, JORGE I
5186 S UNIVERSITY DR
DAVIE FL 33328-4514

SP7-4-06, P7-1-06, ZB7-3-06, FX7-1-06
ANGEL, PETER N
5152 S UNIVERSITY DR
DAVIE FL 33328-4513

SP7-4-06, P7-1-06, ZB7-3-06, FX7-1-06
AVEILLE, RANDY & TONYA BELL
5052 S UNIVERSITY DR
DAVIE FL 33328-4509

SP7-4-06, P7-1-06, ZB7-3-06, FX7-1-06
BAILEY, VICTORIA ELIZABETH &
CLARKE, JEREMIAH
3104 WEBSTER ST
MOUNT RAINIER MD 20712

SP7-4-06, P7-1-06, ZB7-3-06, FX7-1-06
BARRON, JAMES K
BARRON, LILLIAN M
8541 SW 30 ST
DAVIE FL 33328

SP7-4-06, P7-1-06, ZB7-3-06, FX7-1-06
BELL, STEPHANIE C
5076 S UNIVERSITY DR
DAVIE FL 33328-4510

SP7-4-06, P7-1-06, ZB7-3-06, FX7-1-06
BLACKFORD, STEVEN B
5000 S UNIVERSITY DR
DAVIE FL 33328-4502

SP7-4-06, P7-1-06, ZB7-3-06, FX7-1-06
BONGIRNE, PATRICE
5144 S UNIVERSITY DR
DAVIE FL 33328-4512

SP7-4-06, P7-1-06, ZB7-3-06, FX7-1-06
ADRIAN-BUTLER, PATRICIA E
5136 S UNIVERSITY DR
DAVIE FL 33328-4512

SP7-4-06, P7-1-06, ZB7-3-06, FX7-1-06
ALCOVER, E A & SUSAN J
4800 SW 82ND AVE
DAVIE FL 33328-4406

SP7-4-06, P7-1-06, ZB7-3-06, FX7-1-06
AMRICH, JOANNE L
5064 S UNIVERSITY DR
DAVIE FL 33328-4510

SP7-4-06, P7-1-06, ZB7-3-06, FX7-1-06
AREBALO, ALBERTO F & CHERYL L
5028 S UNIVERSITY DR
DAVIE FL 33328-4502

SP7-4-06, P7-1-06, ZB7-3-06, FX7-1-06
B & R DEVELOPMENT I LLC
3649 SPANISH OAK POINT
DAVIE FL 33328

SP7-4-06, P7-1-06, ZB7-3-06, FX7-1-06
BALL, THEODORE M II
5012 S UNIVERSITY DR
DAVIE FL 33328-4502

SP7-4-06, P7-1-06, ZB7-3-06, FX7-1-06
BATISTA, HAROLD J
7892 N SOUTHWOOD CIR
DAVIE FL 33328

SP7-4-06, P7-1-06, ZB7-3-06, FX7-1-06
BERRIGAN, NANCY
7951 S SOUTHWOOD CIR
DAVIE FL 33328

SP7-4-06, P7-1-06, ZB7-3-06, FX7-1-06
BLAKLEY, BARBARA MARIE
BLAKLEY, ROBIN MARIE
5188 S UNIVERSITY DR
DAVIE FL 33328-4514

SP7-4-06, P7-1-06, ZB7-3-06, FX7-1-06
BORRAS, HOLLY S
5086 S UNIVERSITY DR
DAVIE FL 33328-4511

SP7-4-06, P7-1-06, ZB7-3-06, FX7-1-06
BRANTLEY,BILLY & ALISON
5088 S UNIVERSITY DR
DAVIE FL 33328-4511

SP7-4-06, P7-1-06, ZB7-3-06, FX7-1-06
BRITO,IRMY
4938 S UNIVERSITY DR
DAVIE FL 33328-3824

SP7-4-06, P7-1-06, ZB7-3-06, FX7-1-06
CAPDEVILLE,LARRY
5010 S UNIVERSITY DR
DAVIE FL 33328-4502

SP7-4-06, P7-1-06, ZB7-3-06, FX7-1-06
CHU,JACKIE SIU LUN
5090 S UNIVERSITY DR
DAVIE FL 33328-4511

SP7-4-06, P7-1-06, ZB7-3-06, FX7-1-06
CIMINO-STANFORD,ANNA THERESE
7780 S SOUTHWOOD CIR
DAVIE FL 33328

SP7-4-06, P7-1-06, ZB7-3-06, FX7-1-06
COHEN,LAURA A
5018 S UNIVERSITY DR
DAVIE FL 33328-4502

SP7-4-06, P7-1-06, ZB7-3-06, FX7-1-06
COHN,ADAM D
7831 S SOUTHWOOD CIR
DAVIE FL 33328

SP7-4-06, P7-1-06, ZB7-3-06, FX7-1-06
COTTOM,MICHAEL V & YOMARIE
7891 S SOUTHWOOD CIR
DAVIE FL 33328

SP7-4-06, P7-1-06, ZB7-3-06, FX7-1-06
CRAIN,DAVID A & SANDRA W
5036 S UNIVERSITY DR
DAVIE FL 33328-4509

SP7-4-06, P7-1-06, ZB7-3-06, FX7-1-06
CROWLEY,MICHAEL T &
CATHERINE
5106 S UNIVERSITY DR
DAVIE FL 33328

SP7-4-06, P7-1-06, ZB7-3-06, FX7-1-06
CUTIER,LAURIE K
9421 SW 49 ST
COOPER CITY FL 33328

SP7-4-06, P7-1-06, ZB7-3-06, FX7-1-06
DE LA CRUZ,ROLANDO
7950 S SOUTHWOOD CIR
DAVIE FL 33328

SP7-4-06, P7-1-06, ZB7-3-06, FX7-1-06
DE NOBRIGA,LANCEWORTH &
MYRNA
5006 S UNIVERSITY DR
DAVIE FL 33328-4502

SP7-4-06, P7-1-06, ZB7-3-06, FX7-1-06
DEEHAN,ANDREW W
5138 S UNIVERSITY DR
DAVIE FL 33328-4512

SP7-4-06, P7-1-06, ZB7-3-06, FX7-1-06
DEJACOMO,GEORGE M & DENISE
4936 S UNIVERSITY DR
DAVIE FL 33328-3824

SP7-4-06, P7-1-06, ZB7-3-06, FX7-1-06
D'ERRICO,DINO
WARD,MELISSA
5132 S UNIVERSITY DR BLDG 2
DAVIE FL 33328-4504

SP7-4-06, P7-1-06, ZB7-3-06, FX7-1-06
DJL GRIT LIMITED PARTNERSHIP
5241 PENNOCK POINT ROAD
JUPITER FL 33458-3409

SP7-4-06, P7-1-06, ZB7-3-06, FX7-1-06
DORSEY,TODD W
5148 S UNIVERSITY DR
DAVIE FL 33328-4513

SP7-4-06, P7-1-06, ZB7-3-06, FX7-1-06
DOUBERLEY,JOSEPH & LUCY
5078 S UNIVERSITY DR
DAVIE FL 33328

SP7-4-06, P7-1-06, ZB7-3-06, FX7-1-06
ENGELMANN,ANDREW V
ENGELMANN,LEONILA A
7603 N SOUTHWOOD CIR
DAVIE FL 33328

SP7-4-06, P7-1-06, ZB7-3-06, FX7-1-06
ERDELYL,SCOTT
5026 S UNIVERSITY DR
DAVIE FL 33328-4502

SP7-4-06, P7-1-06, ZB7-3-06, FX7-1-06
EVANS,NICOLE V
2351 NW 33 ST # 515
FT LAUDERDALE FL 33309

SP7-4-06, P7-1-06, ZB7-3-06, FX7-1-06
FINAZZO,MICHAEL A TR
FINAZZO,A M TR,FINAZZO,J S TR
8858 BLOOMFIELD BLVD
SARASOTA FL 34238

SP7-4-06, P7-1-06, ZB7-3-06, FX7-1-06
FIRST UNION NATL BANK FL TR
DOROTHY B WEBB REV TR
PO BOX 40062-KELLEY REYNOLDS
JACKSONVILLE FL 32203-0062

SP7-4-06, P7-1-06, ZB7-3-06, FX7-1-06
FLR COMPANY LLC
350 S OCEAN BLVD #10-B
BOCA RATON FL 33432

SP7-4-06, P7-1-06, ZB7-3-06, FX7-1-06
FRAGA,ANDRES & ADRIANA
5172 S UNIVERSITY DR
DAVIE FL 33328-4514

SP7-4-06, P7-1-06, ZB7-3-06, FX7-1-06
GAMBA,JESUS M
LEON,NELLY
7662 N SOUTHWOOD CIR
DAVIE FL 33328

SP7-4-06, P7-1-06, ZB7-3-06, FX7-1-06
GAO,HANG
7923 N SOUTHWOOD CIR
FT LAUDERDALE FL 33328

SP7-4-06, P7-1-06, ZB7-3-06, FX7-1-06
GARCIA,SONIA E
7981 S SOUTHWOOD CIR
DAVIE FL 33328

SP7-4-06, P7-1-06, ZB7-3-06, FX7-1-06
GENERETTE,ULYNN C 1/3 INT EA
GENERETTE,WILLIAM L
III,HARRIS,C
5024 S UNIVERSITY DR
DAVIE FL 33328-4502

SP7-4-06, P7-1-06, ZB7-3-06, FX7-1-06
GETEJANC, TODOR SR & MARIJA
7633 N SOUTHWOOD CIR
DAVIE FL 33328

SP7-4-06, P7-1-06, ZB7-3-06, FX7-1-06
GLASSMAN, CHAD B
7781 S SOUTHWOOD CIR
DAVIE FL 33328

SP7-4-06, P7-1-06, ZB7-3-06, FX7-1-06
GOLDSTEIN, ELIAS &
GOLDSTEIN, DEBORAH
4691 S UNIVERSITY DR
DAVIE FL 33328

SP7-4-06, P7-1-06, ZB7-3-06, FX7-1-06
GORE, MISTY
5184 S UNIVERSITY DR
DAVIE FL 33328-4514

SP7-4-06, P7-1-06, ZB7-3-06, FX7-1-06
GREEN, ALLAN B & GRETTEL C
5146 S UNIVERSITY DR
DAVIE FL 33328-4512

SP7-4-06, P7-1-06, ZB7-3-06, FX7-1-06
GUTIERREZ, LOUIS
7630 S SOUTHWOOD CIR
DAVIE FL 33328

SP7-4-06, P7-1-06, ZB7-3-06, FX7-1-06
HARTLEB, ROBERT
8160 GRIFFIN RD
DAVIE FL 33328-3837

SP7-4-06, P7-1-06, ZB7-3-06, FX7-1-06
HATTEN, MELISSA A 1/2 INT
HATTEN, JAMES DANIEL
4932 S UNIVERSITY DR
DAVIE FL 33328

SP7-4-06, P7-1-06, ZB7-3-06, FX7-1-06
HEMPEL, CARLOS J 1/2 INT
HEMPEL, UTE
5040 S UNIVERSITY DR
DAVIE FL 33328-4509

SP7-4-06, P7-1-06, ZB7-3-06, FX7-1-06
HENNIG, ELIZABETH L &
OSBORNE, LUNEAL
4979 SW 91 AVE
COOPER CITY FL 33328-3519

SP7-4-06, P7-1-06, ZB7-3-06, FX7-1-06
HERNANDEZ, ISRAEL 1/2 INT EA
ROJAS, CARMEN
7723 N SOUTHWOOD CIR
DAVIE FL 33328

SP7-4-06, P7-1-06, ZB7-3-06, FX7-1-06
HESLOP, ROBIN DAVID &
GLUECK, JUDITH A
5134 S UNIVERSITY DR
DAVIE FL 33328-4512

SP7-4-06, P7-1-06, ZB7-3-06, FX7-1-06
HOLCOMBE, KAREN H
5050 S UNIVERSITY DR
DAVIE FL 33328-4509

SP7-4-06, P7-1-06, ZB7-3-06, FX7-1-06
HOLTON, ELINOR
5046 S UNIVERSITY DR
DAVIE FL 33328

SP7-4-06, P7-1-06, ZB7-3-06, FX7-1-06
HORNE, ANDREW & JEANNETTE
5116 S UNIVERSITY DR
DAVIE FL 33328-4504

SP7-4-06, P7-1-06, ZB7-3-06, FX7-1-06
HRUSECKY, PAUL & GEORGEANN
5140 S UNIVERSITY DR
DAVIE FL 33328-4512

SP7-4-06, P7-1-06, ZB7-3-06, FX7-1-06
HURTADO, SHEELA L
7661 S SOUTHWOOD CIR
DAVIE FL 33328

SP7-4-06, P7-1-06, ZB7-3-06, FX7-1-06
IYER, DANPANI
IYER, PRASAD
5062 S UNIVERSITY DR
DAVIE FL 33328-4510

SP7-4-06, P7-1-06, ZB7-3-06, FX7-1-06
JOEL, TERRANCE A
7721 S SOUTHWOOD CIR
DAVIE FL 33328

SP7-4-06, P7-1-06, ZB7-3-06, FX7-1-06
JONES, DARRELL E & MARTHA
JOANNE
7751 SOUTHWOOD CIR
DAVIE FL 33328

SP7-4-06, P7-1-06, ZB7-3-06, FX7-1-06
JONES, MICHELLE
5178 S UNIVERSITY DR
DAVIE FL 33328

SP7-4-06, P7-1-06, ZB7-3-06, FX7-1-06
JONES, ROY C & MELINDA B
3818 LAUER LANE
DOVER PA 17315

SP7-4-06, P7-1-06, ZB7-3-06, FX7-1-06
KELLNER, ROBERT E
5118 S UNIVERSITY DR
DAVIE FL 33328-4504

SP7-4-06, P7-1-06, ZB7-3-06, FX7-1-06
KEYES, ROBERT JR
8100 MADISON LAKES CIR
DAVIE FL 33328

SP7-4-06, P7-1-06, ZB7-3-06, FX7-1-06
KO, MARY
KO, MICHAEL
5058 S UNIVERSITY DR
DAVIE FL 33328-4510

SP7-4-06, P7-1-06, ZB7-3-06, FX7-1-06
KOLB, NORMAN C
5130 S UNIVERSITY DR
DAVIE FL 33328-4504

SP7-4-06, P7-1-06, ZB7-3-06, FX7-1-06
LAPAGLIA, JERMEY & MORENA A
7663 N SOUTHWOOD CIR
DAVIE FL 33328

SP7-4-06, P7-1-06, ZB7-3-06, FX7-1-06
LAUDERDALE, J A & V REV TR
5306 SW 76 AVE
DAVIE FL 33328-5404

SP7-4-06, P7-1-06, ZB7-3-06, FX7-1-06
LAUDERDALE, JOHN & VIRGINIA
970 W 53 TER
HIALEAH FL 33012

SP7-4-06, P7-1-06, ZB7-3-06, FX7-1-06
LAUDERDALE, VIRGINIA REV TR
5306 SW 76 AVE
DAVIE FL 33328-5404

SP7-4-06, P7-1-06, ZB7-3-06, FX7-1-06
LAWSON, CHRISTOPHER J & DEBRA J &
YOUNG, STEPHEN C
130 S BEL AIRE DR
PLANTATION FL 33317

SP7-4-06, P7-1-06, ZB7-3-06, FX7-1-06
LEE, ANTHONY
5170 S UNIVERSITY DR
DAVIE FL 33328-4514

SP7-4-06, P7-1-06, ZB7-3-06, FX7-1-06
LERIGER, JOAN M
5110 S UNIVERSITY DR
DAVIE FL 33328-4504

SP7-4-06, P7-1-06, ZB7-3-06, FX7-1-06
LETCHER, FRANK T & JOSEPHINE V
5014 S UNIVERSITY DR
DAVIE FL 33328-4502

SP7-4-06, P7-1-06, ZB7-3-06, FX7-1-06
LICARI, BARBARA L
5128 S UNIVERSITY DR
DAVIE FL 33328-4504

SP7-4-06, P7-1-06, ZB7-3-06, FX7-1-06
LICARI, VINCENT
5112 S UNIVERSITY DR
DAVIE FL 33328-4504

SP7-4-06, P7-1-06, ZB7-3-06, FX7-1-06
LOPEZ, KATHY M
5126 S UNIVERSITY DR
DAVIE FL 33328-4504

SP7-4-06, P7-1-06, ZB7-3-06, FX7-1-06
LOPEZ, WILLIAM
4700 SW 78 AVE
DAVIE FL 33328-3827

SP7-4-06, P7-1-06, ZB7-3-06, FX7-1-06
LORENTE, JAVIER A
OTERO, NAHOMMY GUZMAN
7752 N SOUTHWOOD CIR
DAVIE FL 33328

SP7-4-06, P7-1-06, ZB7-3-06, FX7-1-06
MAC DONALD, SETH & ANDREA
200 BAYBERRY DR
PLANTATION FL 33317

SP7-4-06, P7-1-06, ZB7-3-06, FX7-1-06
MALTESE, HARRY GASPER
7893 N SOUTHWOOD CIR
DAVIE FL 33328

SP7-4-06, P7-1-06, ZB7-3-06, FX7-1-06
MANNING, MICHAEL LOUIS
5022 S UNIVERSITY DR
DAVIE FL 33328

SP7-4-06, P7-1-06, ZB7-3-06, FX7-1-06
MARINO, KENNETH J
5070 SW 76TH AVE
DAVIE FL 33328-4602

SP7-4-06, P7-1-06, ZB7-3-06, FX7-1-06
MARLER, KATHY A
5034 S UNIVERSITY DR
DAVIE FL 33328-4509

SP7-4-06, P7-1-06, ZB7-3-06, FX7-1-06
MARQUES, LYDIA 1/2 INT EA
MARQUES, ALFREDO R
5074 UNIVERSITY DR
DAVIE FL 33328-4510

SP7-4-06, P7-1-06, ZB7-3-06, FX7-1-06
MARTI, CHARLES &
OROZCO, ANA MARIA
5122 S UNIVERSITY DR
DAVIE FL 33328

SP7-4-06, P7-1-06, ZB7-3-06, FX7-1-06
MAYO, CHRISTINA M TR
PO BOX 292256
PLANTATION FL 33329-2256

SP7-4-06, P7-1-06, ZB7-3-06, FX7-1-06
MC MULLEN, DONNA
7862 N SOUTHWOOD CIR
DAVIE FL 33328

SP7-4-06, P7-1-06, ZB7-3-06, FX7-1-06
MCLAUGHLIN, SCOTT
5016 S UNIVERSITY DR
DAVIE FL 33328-4502

SP7-4-06, P7-1-06, ZB7-3-06, FX7-1-06
MC SHANE, SCOTT
7692 N SOUTHWOOD CIR
DAVIE FL 33328

SP7-4-06, P7-1-06, ZB7-3-06, FX7-1-06
MILLER, LERA P
5042 S UNIVERSITY DR
DAVIE FL 33328-4509

SP7-4-06, P7-1-06, ZB7-3-06, FX7-1-06
MILLER, MELISSA M
5070 S UNIVERSITY DR
DAVIE FL 33328-4510

SP7-4-06, P7-1-06, ZB7-3-06, FX7-1-06
MILLER, RICHARD N
7722 N SOUTHWOOD CIR
DAVIE FL 33328

SP7-4-06, P7-1-06, ZB7-3-06, FX7-1-06
MIZNOVA, ILIANA J
5072 S UNIVERSITY DR
DAVIE FL 33328-4510

SP7-4-06, P7-1-06, ZB7-3-06, FX7-1-06
MOBIL OIL CORP
PROPERTY TAX DIVISION
PO BOX 4973
HOUSTON TX 77210

SP7-4-06, P7-1-06, ZB7-3-06, FX7-1-06
MORRIS, BARBARA
5142 S UNIVERSITY DR
DAVIE FL 33328-4512

SP7-4-06, P7-1-06, ZB7-3-06, FX7-1-06
MOSBY, MARLENA
5102 S UNIVERSITY DR
DAVIE FL 33328-4504

SP7-4-06, P7-1-06, ZB7-3-06, FX7-1-06
MUNOZ, PORFIRIO D 1/2 INT
MUNOZ, MARISELA
7861 S SOUTHWOOD CIR
DAVIE FL 33328

SP7-4-06, P7-1-06, ZB7-3-06, FX7-1-06
NABIZADEH, ARASTOO T & ZAHRA P
13930 MANDRIN OAKS
JACKSONVILLE FL 32223

SP7-4-06, P7-1-06, ZB7-3-06, FX7-1-06
NAUGHTON, JOSEPH
5162 S UNIVERSITY DR
DAVIE FL 33328-4513

SP7-4-06, P7-1-06, ZB7-3-06, FX7-1-06
NAUGLE NURSERY INC
5001 SW 82ND AVE
DAVIE FL 33328-4414

SP7-4-06, P7-1-06, ZB7-3-06, FX7-1-06
NELSON, D M & MARY M
2819 LORCOM LN
ARLINGTON VA 22207-4943

SP7-4-06, P7-1-06, ZB7-3-06, FX7-1-06
NGUYEN, HUNG &
TRAN, MUOI ETAL
7830 S SOUTHWOOD CIR
DAVIE FL 33328

SP7-4-06, P7-1-06, ZB7-3-06, FX7-1-06
OJEDA, EILEEN
4930 S UNIVERSITY DR
DAVIE FL 33328

SP7-4-06, P7-1-06, ZB7-3-06, FX7-1-06
OSTRANDER, RUTH M
7625 GRIFFIN RD
DAVIE FL 33328-3816

SP7-4-06, P7-1-06, ZB7-3-06, FX7-1-06
OWEN, DEVON M 1/2 INT EA
JOHNSON, DEBRA E
7922 N SOUTHWOOD CIR
DAVIE FL 33328

SP7-4-06, P7-1-06, ZB7-3-06, FX7-1-06
OWOC, JACK A & VICKI J
5124 S UNIVERSITY DR
DAVIE FL 33328-4504

SP7-4-06, P7-1-06, ZB7-3-06, FX7-1-06
PARKER, ANDREW A
7921 S SOUTHWOOD CIR
DAVIE FL 33328

SP7-4-06, P7-1-06, ZB7-3-06, FX7-1-06
PEARSON, DORIS M
1000 SW 12TH ST APT 107
FORT LAUDERDALE FL 33315-1359

SP7-4-06, P7-1-06, ZB7-3-06, FX7-1-06
PEREZ, JOSE R
4934 S UNIVERSITY DR
DAVIE FL 33328

SP7-4-06, P7-1-06, ZB7-3-06, FX7-1-06
POINCIANA'S SOUTHWOOD INC
% MIELE BROTHERS MANAGEMENT
INC
2421 SW 127 AVE
DAVIE FL 33325

SP7-4-06, P7-1-06, ZB7-3-06, FX7-1-06
POLLARD, S L & VICKI SPOFFORD
5100 S UNIVERSITY DR
DAVIE FL 33328-4504

SP7-4-06, P7-1-06, ZB7-3-06, FX7-1-06
POY-WING, CELINA
4841 SW 76TH AVE
DAVIE FL 33328-3805

SP7-4-06, P7-1-06, ZB7-3-06, FX7-1-06
POY-WING, CELINA REV TR
4821 SW 76TH AVE
DAVIE FL 33328-3805

SP7-4-06, P7-1-06, ZB7-3-06, FX7-1-06
POZNANSKI, ISAAC
2546 N 38 AVE
HOLLYWOOD FL 33021

SP7-4-06, P7-1-06, ZB7-3-06, FX7-1-06
QI, XIAOHONG &
SUN, YAN LI
5092 S UNIVERSITY DR UNIT 5092
DAVIE FL 33328-4511

SP7-4-06, P7-1-06, ZB7-3-06, FX7-1-06
QUALITY ESTATE HOMES LLC
6790 NW 83 TER
PARKLAND FL 33067

SP7-4-06, P7-1-06, ZB7-3-06, FX7-1-06
RAGUSA, SALVATORE &
RAGUSA, ARELIA CORONA DE
7953 N SOUTHWOOD CIR
DAVIE FL 33328

SP7-4-06, P7-1-06, ZB7-3-06, FX7-1-06
REARICK, PILAR
1201 S OCEAN DR #1001 SOUTH
HOLLYWOOD FL 33019

SP7-4-06, P7-1-06, ZB7-3-06, FX7-1-06
REED, HJ
4940 S UNIVERSITY DR
DAVIE FL 33328-3824

SP7-4-06, P7-1-06, ZB7-3-06, FX7-1-06
ROBINSON, DEBBIE K
5180 S UNIVERSITY DR
DAVIE FL 33328-4514

SP7-4-06, P7-1-06, ZB7-3-06, FX7-1-06
ROGA, APRIL DAWN
5176 S UNIVERSITY DR
DAVIE FL 33328-4514

SP7-4-06, P7-1-06, ZB7-3-06, FX7-1-06
ROJAS, RAPHAEL & NURIA
5060 S UNIVERSITY DR
DAVIE FL 33328-4510

SP7-4-06, P7-1-06, ZB7-3-06, FX7-1-06
ROMANO, DANIEL & MICHELE C
5082 S UNIVERSITY DR
DAVIE FL 33328-4511

SP7-4-06, P7-1-06, ZB7-3-06, FX7-1-06
ROMERO, JUAN CARLOS 1/2 INT
ROMERO, JUAN & AURORA
5080 S UNIVERSITY DR
DAVIE FL 33328-4511

SP7-4-06, P7-1-06, ZB7-3-06, FX7-1-06
ROSS, RICHARD &
LINCOLN, JUDY & LINCOLN, DENNIS
7690 SW 78 AVE
DANIA FL 33314

SP7-4-06, P7-1-06, ZB7-3-06, FX7-1-06
ROTHENBERGER, EUGENE R
34 E PHILADELPHIA AVE
BOYERTOWN PA 19512

SP7-4-06, P7-1-06, ZB7-3-06, FX7-1-06
SABOL, LYNNETT P
7750 S SOUTHWOOD CIR
DAVIE FL 33328

SP7-4-06, P7-1-06, ZB7-3-06, FX7-1-06
SACCULLO, JAMES & LENORE
4611 S UNIVERSITY DR PMB 443
DAVIE FL 33328

SP7-4-06, P7-1-06, ZB7-3-06, FX7-1-06
SACCULLO, JAMES & LENORE
4800 SW 76 CT
DAVIE FL 33328-3806

SP7-4-06, P7-1-06, ZB7-3-06, FX7-1-06
SADDLE UP TOWNHOMES ASSN INC
% BEDZOW KORN KAN & GLASER PA
11077 BISCAYNE BLVD PH SUITE
MIAMI FL 33161

SP7-4-06, P7-1-06, ZB7-3-06, FX7-1-06
SAFI, NEZAMODEEN
5100 SW 76 AVE
DAVIE FL 33328-4604

SP7-4-06, P7-1-06, ZB7-3-06, FX7-1-06
SANTUCCIO, FRANK & LINDA E
5030 S UNIVERSITY DR
DAVIE FL 33328-4509

SP7-4-06, P7-1-06, ZB7-3-06, FX7-1-06
SCARBROUGH, DANA
5002 S UNIVERSITY DR
DAVIE FL 33328-4502

SP7-4-06, P7-1-06, ZB7-3-06, FX7-1-06
SCHICK, MARIE PENELOPE REV LIV TR
4901 SW 73 AVE
DAVIE FL 33314

SP7-4-06, P7-1-06, ZB7-3-06, FX7-1-06
SCOTT, CHRISTOPHER H
4640 SW 78TH AVE
DAVIE FL 33328-3825

SP7-4-06, P7-1-06, ZB7-3-06, FX7-1-06
SIMS, STEPHEN C & BARBARA H
1681 NW 99TH AVE
FORT LAUDERDALE FL 33322-4253

SP7-4-06, P7-1-06, ZB7-3-06, FX7-1-06
SIMS, STEPHEN CHARLES &
BARBARA
4721 SW 78TH AVE
DAVIE FL 33328-3815

SP7-4-06, P7-1-06, ZB7-3-06, FX7-1-06
SKYDELL, JEFFREY &
FONDEUR, JOSEPH
5060 SW 76TH AVE
DAVIE FL 33328-4602

SP7-4-06, P7-1-06, ZB7-3-06, FX7-1-06
SMITH, PAUL M
5056 S UNIVERSITY DR
DAVIE FL 33328-4510

SP7-4-06, P7-1-06, ZB7-3-06, FX7-1-06
SMITH, STEPHEN M & DEBBIE L
5084 S UNIVERSITY DR
DAVIE FL 33328-4511

SP7-4-06, P7-1-06, ZB7-3-06, FX7-1-06
SOSTIZZO, MARIO & SUZI R
7720 S SOUTHWOOD CIR
DAVIE FL 33328

SP7-4-06, P7-1-06, ZB7-3-06, FX7-1-06
SOSTIZZO, SUZI ROTH
7720 S SOUTHWOOD CIR
DAVIE FL 33328

SP7-4-06, P7-1-06, ZB7-3-06, FX7-1-06
SPIVAK, MERRILL M & PHYLLIS
4975 SW 76 AVE
DAVIE FL 33328-3807

SP7-4-06, P7-1-06, ZB7-3-06, FX7-1-06
STATE OF FLORIDA DOT
3400 W COMMERCIAL BLVD
FT LAUDERDALE FL 33309-3421

SP7-4-06, P7-1-06, ZB7-3-06, FX7-1-06
STONE, KATHRYN A
5004 S UNIVERSITY DR
DAVIE FL 33328-4502

SP7-4-06, P7-1-06, ZB7-3-06, FX7-1-06
SUAREZ, GEORGE E & ANNE E
7753 N SOUTHWOOD CIR
DAVIE FL 33328

SP7-4-06, P7-1-06, ZB7-3-06, FX7-1-06
SUSI, CANDEE C
SUSI, CRISTEE C
7952 N SOUTHWOOD CIR
DAVIE FL 33328

SP7-4-06, P7-1-06, ZB7-3-06, FX7-1-06
SUTTON, ELLIOTT & SUTTON, IRVING
% ECKERD REAL EST DEPT #2034-R
PO BOX 4689
CLEARWATER FL 33758

SP7-4-06, P7-1-06, ZB7-3-06, FX7-1-06
SYLVAIN, PROSPER &
JOSEPH, NICOLE
10709 N PRESERVE WAY #104
HOLLYWOOD FL 33025

SP7-4-06, P7-1-06, ZB7-3-06, FX7-1-06
TAGHIKHANI, MAJID
MANSHADI, MASOUMEH D
7833 N SOUTHWOOD CIR
DAVIE FL 33328

SP7-4-06, P7-1-06, ZB7-3-06, FX7-1-06
THE PRUDENTIAL INSURANCE
COMPANY OF AMERICA
2 RAVINIA DR STE 1400
ATLANTA GA 30346

SP7-4-06, P7-1-06, ZB7-3-06, FX7-1-06
THORPE, RICKY V
7832 N SOUTHWOOD CIR
DAVIE FL 33328

SP7-4-06, P7-1-06, ZB7-3-06, FX7-1-06
TORRES, RAFAEL & CARMEN
5192 S UNIVERSITY DR
DAVIE FL 33328-4514

SP7-4-06, P7-1-06, ZB7-3-06, FX7-1-06
TRANSAMERICAN LAND CORP
ATTN: ACCOUNTING DEPT
2665 S BAYSHORE DR #1002
MIAMI FL 33133

SP7-4-06, P7-1-06, ZB7-3-06, FX7-1-06
TSE, KA MING & ADA
5071 E MADISON LAKES CIR
DAVIE FL 33328

SP7-4-06, P7-1-06, ZB7-3-06, FX7-1-06
TUCKER, EILEEN
5054 S UNIVERSITY DR
DAVIE FL 33328-4509

SP7-4-06, P7-1-06, ZB7-3-06, FX7-1-06
UNIVERSITY OFFICE CENTER LLC
3006 AVIATION AVE SUITE 2-A
COCONUT GROVE FL 33133

SP7-4-06, P7-1-06, ZB7-3-06, FX7-1-06
VAN BALEN-ORTEGA, SUSANNE
5068 S UNIVERSITY DR
DAVIE FL 33328-4510

SP7-4-06, P7-1-06, ZB7-3-06, FX7-1-06
VAN HISE, AMY B
5150 S UNIVERSITY DR
DAVIE FL 33328-4513

SP7-4-06, P7-1-06, ZB7-3-06, FX7-1-06
VASSILOPOULOS,JOHN-PAUL
5048 S UNIVERSITY DR
DAVIE FL 33328-4509

SP7-4-06, P7-1-06, ZB7-3-06, FX7-1-06
VISWANATHAN,PADMA 1/2 INT
VISWANATHAN,ANANAGUR
5182 S UNIVERSITY DR
DAVIE FL 33328-4514

SP7-4-06, P7-1-06, ZB7-3-06, FX7-1-06
WANG,HSIN-CHIH HSU
5096 S UNIVERSITY DR
DAVIE FL 33328-4511

SP7-4-06, P7-1-06, ZB7-3-06, FX7-1-06
WANSEER,DANIELLE
5174 S UNIVERSITY DR
DAVIE FL 33328-4514

SP7-4-06, P7-1-06, ZB7-3-06, FX7-1-06
WEBB NURSERY INC
4640 SW 78TH AVE
DAVIE FL 33328-3825

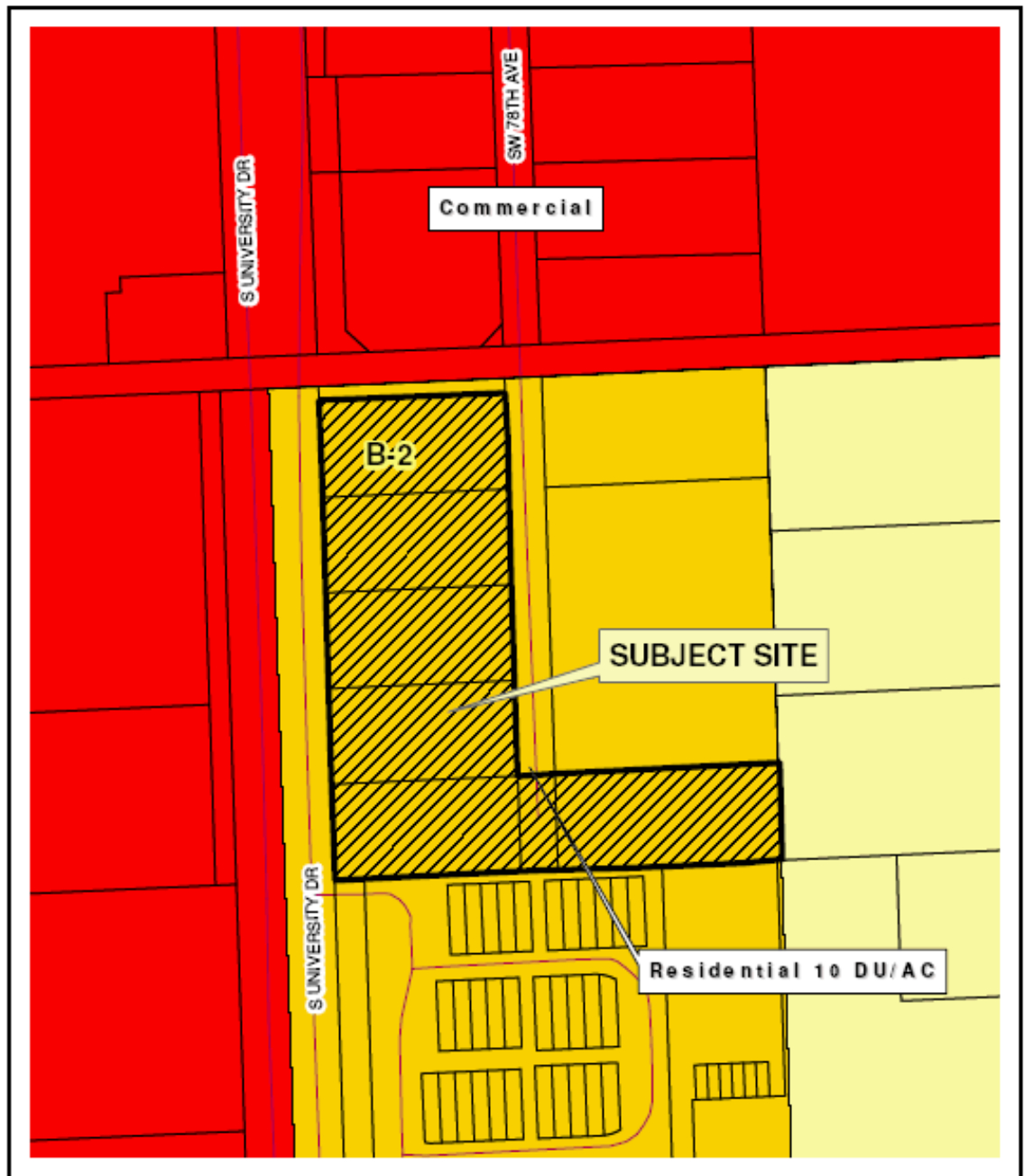
SP7-4-06, P7-1-06, ZB7-3-06, FX7-1-06
WHEELER,CHRISTINE D
7920 S SOUTHWOOD CIR
DAVIE FL 33328

SP7-4-06, P7-1-06, ZB7-3-06, FX7-1-06
YABLON,NORMAN & JUDITH C
5066 S UNIVERSITY DR
DAVIE FL 33328-4510

SP7-4-06, P7-1-06, ZB7-3-06, FX7-1-06
YOUNG,KAREN G
5020 S UNIVERSITY DR
DAVIE FL 33328-4502

SP7-4-06, P7-1-06, ZB7-3-06, FX7-1-06
ZELL,STEPHANIE ANN
7863 N SOUTHWOOD CIR
DAVIE FL 33328

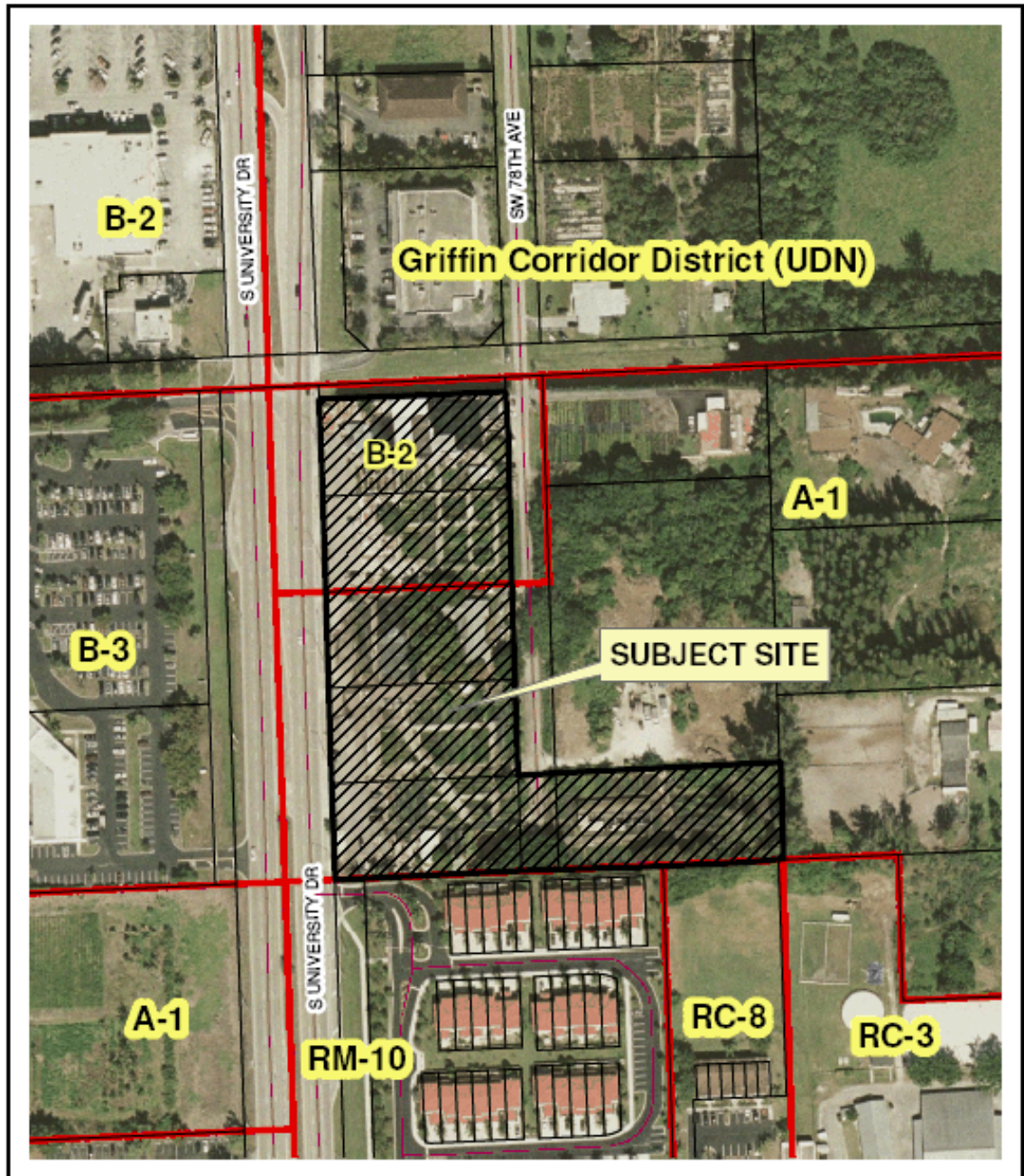
Exhibit 5 (*Future Land Use Map*)



**Site Plan
SP 7-4-06
Future Land Use Map**

Prepared by: ID
Date Prepared: 8/2/06

Exhibit 6 (*Aerial, Zoning, and Subject Site Map*)



Date Flown:
12/2004



0 100 200 400 Feet

Prepared by the Town of Davie GIS Division

Site Plan SP 7-4-06 Zoning and Aerial Map

Prepared by: ID
Date Prepared: 8/2/06

